GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Bhimavaram Municipality - Change of land use from Agricultural / Special Industrial / Buffer Zone use to Residential use and deletion of two 40'-0" wide roads in R.S.No.20/1P, 2P & 21/3P of Bhimavaram to an extent of Ac.1.80 cents – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.123 Dated:08.10.2021

Read the following:-

1. From the DTCP, A.P., Guntur, Lr.Roc. No.5852/2016/R2, dt.12.07.2017.
2. Govt.Memo.No.687419/H1/2017, dt.31.10.2017.
3. Govt.Memo.No.687419/H1/2017,dt.21.08.2018.
4. From the DTCP, A.P., Guntur, Lr.Roc. No.5852/2016/R2, dt.12.06.2020.
5. From the DTCP, A.P., Guntur, Lr.Roc. No.5852/2016/R2, dt.16.11.2020.
6. Govt. Memo No.11411/I2/2011, MA&UD(I2) Dept., dt:30.06.2012.
7. Govt. Memo No.687419/H2/2017, MA&UD(H2) Dept., dt:18.06.2021.
8. From the DTCP, A.P., Guntur, Lr.Roc.No.5852/2016/R2, dt.29.09.2021.

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ORDER:-

The Draft variation to the land envisaged in Bhimavaram General Town Planning Scheme, issued in reference 7th read above was published in Extra-ordinary Andhra Pradesh Gazette No.191, Part-I, dated.21.06.2021. The Director of Town & Country Planning, AP, Guntur in the reference 5th read above has submitted that, the Commissioner, Bhimavaram Municipality has informed that the applicant has paid total an amount of Rs.10,45,440/- towards development / conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 8th read above has stated that the Commissioner, Bhimaravaram Municipality has informed that they have published the draft variation appendix notification pertaining to above proposed change of land use in The Hindu (English version) and in Andhra Jyothi (Telugu version) on 05.08.2021 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

(P.T.O.)

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 08.10.2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Mangalagiri.
The Commissioner, Bhimaravaram Municipality, W.G. District.

Copy to:
The individual through the Commissioner, Bhimaravaram Municipality, W.G. District.
The District Collector, W.G. District, Eluru.
Sf/Sc (E 288702).

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.951, MA., dated.27.11.1987 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.20/1(P), 20/2(P) & 21/3 of Surya Narayana Puram, Ward No.35 of Bhimavaram to an extent of Ac.0.154 cents (Agricultural use to Residential use) and Ac.1.271 cents (Special Industrial / Bufer Zone use and deletion of two 40'-0" wide Maser Plan roads to Residential use) out of total extent of Ac.1.80 cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural / Special Industrial / Bufer Zone use to Residential use and deletion of two 40'-0" wide roads in the General Town Planning Scheme (Master plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA., Dated.27.11.1987 is now designated for Residential use by variation of change of land use based on the Council Resolution No.146, dated.30.07.2016 as marked "A to D" (Agricultural use to Residential use) and "E, F, J, K, L, M" (Special Industrial / Bufer Zone use and deletion of two 40'-0" wide M.P. Roads to Residential use) in the revised part proposed land use Map G.T.P.No.06/2020/R(This revises G.T.P.No.03/2020/R), available in the Municipal office of Bhimavaram town, subject to the following conditions that;

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1. The applicant shall handover the site affected under 100'-0" wide Master Plan road which is passing through the site to an extent of Ac.0.204 cents to the Municipality through registered gift deed at free of cost.
2. The applicant shall hand over the site afected under 9 M wide buffer to an extent of Ac.0.17 cents now proposed as 40'-0'' wide M.P. Road along with drain on Eastern side of the site to the Municipality through registered gift deed at free of cost.
3. 9.00 mt buffer shall be provided on the boundary of the site adjoining to the industrial land use and vacant.
4. The applicant shall obtain prior Technical Approval from the competent authority before commencing any developmental work in the site under reference.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Municipalities/ Municipal Corporations/ Urban Development Authorities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Agricultural lands.

East : Existing Rayalam drain.

South : Vacant land

West : Existing 32'-8" to 34'-2" wide Gravel road.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER